

On March 11<sup>th</sup> at 5:30 p.m. in the Rose Room at Creekmore Park the Planning Commission will vote on a zoning application for 15 acres south of our subdivision. We are opposed to the application because of how deep the area is and some of the potential land uses that could be developed on the property.

Wellington Place Property Owners:

Name:	Address:
1. Mike & Jan Stephens	8600 Maclin Ct, #150
2. Jessica York	4112 Gascony Way, ISA
3. J. Stark Brundage	4116 Gascony Way
4. Joe & Mary Walbe	4105 Gascony Way
5. Eric & Mary Schulte	4608 Maclin Ct
6. GREG BROWN Jr. B	8604 MAELIN CT
7. Don & Ngyan	4004 Gascony Way
8. Croz Wajiga	4008 Gascony Way
9. Lin Hui	4005 Gascony Way
10. Rung Phan	3912 Gascony Way
11. Navot Sandhu	4012 Gascony Way
12. Elizabeth Vaughan	3908 Gascony Way
13. Shawn J. Best	4115 Gascony Way
14. Shawe Wasthfer	4100 Gascony Way
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Wellington Place Property Owners:

Name:

Address:

- |                           |                               |
|---------------------------|-------------------------------|
| 1. <u>John R Horton</u>   | <u>4013 Gascony Way 72903</u> |
| 2. <u>Van TRUONG</u>      | <u>8611 Keswick Place</u>     |
| 3. <u>Mike Howard</u>     | <u>8615 Keswick Pl.</u>       |
| 4. <u>Nancy Johnson</u>   | <u>4001 Colton Rd.</u>        |
| 5. <u>Bucky Daley</u>     | <u>4005 Colton Rd</u>         |
| 6. <u>Clarence Dool</u>   | <u>4009 Colton Dr</u>         |
| 7. <u>Sally M. Palmer</u> | <u>4100 Colton Dr 72903</u>   |
| 8. <u>Bob Hall</u>        | <u>4105 Colton Dr</u>         |
| 9. <u>Jim Green</u>       | <u>4104 COLTON DR</u>         |
| 10. <u>Keith Slater</u>   | <u>4109 Colton Drive</u>      |
| 11. <u>Pat Valente</u>    | <u>4108 Colton Dr.</u>        |
| 12. <u>Brian Boham</u>    | <u>4117 Colton Dr.</u>        |
| 13. _____                 | _____                         |
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Wellington Place Property Owners:

Name:	Address:
1. Susan Horton	4013 Gascon Way Fort Smith AR
2. Johnny Gray	8604 Keswick Pl " "
3. Ron Evans	8608 Keswick Pl " "
4. Nancy Dupire	8612 Keswick Pl. " "
5. Dorothy Bogner	8620 Keswick Pl. Ft Smith
6. Dorothy Bandman	8619 Lee Lane Ft. Smith
7. Keith Stearns	8615 Lee Ln FTS
8. Bob Golden	8609 Lee Lane, Fort Sm, TH AR
9. Shelley Ford	8605 Lee Lane, Fort Smith, AR
10. Mark E. Ford	8605 Lee Lane, Ft. Smith, AR
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Wellington Place Property Owners:

Name:

Address:

1. DAVID SHANUM 4121 COLTON
2. GARY BRADLEY 8612 MACLIN COURT
3. \_\_\_\_\_
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Wellington Place Property Owners:

Name:

Address:

1. Lexie Meyers 4101 Gaslong Way Fort Smith AR 72903
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- Business Support services
- Collection agency
- Facilities support services
- Office and administration services
- Doctor Office and Clinic
- Contractor's office
  - Office structures in the 2.8 acres shall meet the height, bulk, setbacks, intensity, area regulation of the over-all PZB but must utilize pitched /sloping roof forms with all exterior HVAC/mechanical equipment on grade.

The permitted and conditional uses for the site are as follows:

- Assisted Living
- Retirement Housing
- Bed and Breakfast Inn
- ~~✗~~ Clothing and Personal Items (Repair)
- ~~✗~~ Electronics and Appliances (New)
- ~~✗~~ Furniture and Home Furnishings (New)
- ~~✗~~ Hardware Store (Neighborhood)
- ~~✗~~ Locksmith
- Bookstore
- Bridal Shop
- Sewing Machine Store
- Cameras, photographic supplies and services
- Clothing, jewelry, luggage and shoe accessories
- Computer and software shop
- Gift shop
- Sporting goods, toys and musical instruments
- ~~✗~~ Beer, Wine and Liquor (Without drive-thru)
- ~~✗~~ Thrift Store
- ~~✗~~ Antique Shop
  - Art dealers, art studio, galleries and supplies
  - Arts and crafts shop
  - Florist shop
  - Hobby shop
- ~~✗~~ Tobacco Shop
- ~~✗~~ Bakery and confectionary shop
  - Farmer's market
- ~~✗~~ Fruit and vegetable store
- ~~✗~~ Neighborhood store
  - Cosmetics, beauty supplies and perfume stores
  - Medical appliance services
  - Optical shop
  - Pharmacy or drug store

- ✕ Auto Insurance claims office
  - Automatic Teller Machine
  - Bank, Credit Union, or Savings Institution
  - Fund, trust, or other financial establishment
  - Insurance office
  - Investment banking , securities, and brokerages
- ✕ Consumer Rental Center
- ✕ Video, music, software
  - Abstract Services
  - Accounting, tax, bookkeeping, payroll
  - Advertising and media services
  - Architectural, engineering
  - Consulting services
  - Graphic, industrial and interior design
  - Legal services
  - Offices, corporate
  - Offices, General
  - Property management services (office only)
  - Real estate agency
  - Travel arrangement and reservation services
  - Business support services
  - Collection agency
  - Facilities support services
  - Business support services
- ✕ Catering service
- ✕ Restaurant
  - Barber shop/salon/spa/massage services
- ✕ Laundry and cleaning facilities (self service)
- ✕ Laundry, Cleaner
  - Laundry, Cleaner (drop-off station)
  - Photocopy Shop
  - Photography studio
  - Print shop
  - Tailor shop
  - Tanning salons
  - Shoe repair shop
  - Weight loss centers
  - Animal and pet services (indoor)
  - Veterinary clinic (no outdoor kennels)
  - Parking lot (off site)
- ✕ Amusement Center (indoor)
  - Fitness studio
  - Government office
- ✕ Emergency Response Station

- ~~✕~~ Fire and rescue station
  - Police substation (no incarceration)
  - Doctor Office and Clinic
  - Hospice residential care facility
  - Child and youth services
  - Wedding chapel
- ~~✕~~ Monument Sales
  - Contractor's Office

Permitted with Conditional Use Approval:

- ~~✕~~ Auto Detailing Service
- ~~✕~~ Auto parts and accessories
- ~~✕~~ Auto glass, muffler, and seat cover shop
- ~~✕~~ Car wash (Self Service)
- ~~✕~~ Lawn and garden supplies
- ~~✕~~ Bicycle sales and service
- ~~✕~~ Convenience Store (with gasoline)
- ~~✕~~ Bar or tavern
- ~~✕~~ Restaurant (with drive-through service)
- ~~✕~~ Restaurant (with outdoor dining)
- ~~✕~~ Pet Cemetery
- ~~✕~~ Pet shop
  - Pet supply store
  - Courier or messenger services
- ~~✕~~ Mail services
  - Data processing facility
  - Museum
- ~~✕~~ Country club
- ~~✕~~ Bowling Alley
- ~~✕~~ Community recreation Center
- ~~✕~~ Health club
- ~~✕~~ Pool hall
- ~~✕~~ Swimming pool
  - Park or playground (public and nonpublic)
  - College, University or seminary
  - Fine art and performance education
  - Library or public art complex
  - Nursery school
  - Preschool
  - Primary or secondary school
  - School, business or professional
  - Convention center
- ~~✕~~ Police station
  - Diagnostic laboratory testing facility



- Nursing home
- ~~X~~ Substance abuse treatment facility
- ~~X~~ Day care center
- Senior citizen center
- Church, synagogue, temple or mosque
- Rectory, convent, monastery (accessory use)
- ~~X~~ Cemetery, mausoleum, crematorium, funeral home, and mortuary
- ~~X~~ Lodge or fraternal organization

The following specific PZD restrictions apply:

1. Convenience store (with gasoline sales) is permitted only on the Massard frontage on the central and southern portions of the site. Convenience store is subject to screening their sides and rear from adjacent uses; must comply with signage, site lighting and light spillage controls stated herein; must meet the landscaping requirement along Massard and may not utilize any outside speaker/sound systems.
2. Northeast corner of the PZD that is approximate to lot 20 of Wellington Place is a permitted retail/office function but must utilize a pitched /sloped roof form with all exterior HVAC/mechanical equipment on grade. Furthermore, the building must occupy the northern portion of the lot with parking and dumpsters to the south to further screen same from the residential area.

G. Area and Bulk Regulation. (Entire PZD)

Min. lot Size/Max Bldg. (s.f.)	Min. lot Width	Max Lot Coverage	Minimum Street Frontage	Max Height
42,000lot/30,000bldg	150ft	70%	50 feet	35feet
<u>Setbacks (feet)</u>				
Front Setback	Side Setback	Street Side Setback	Rear Setback	
25 feet	10 feet	10 feet	10 feet	

1. Building separation shall be determined by the current city building and fire code.
2. Minimum parcel/lot size
  - a. New district (by classification): Forty two thousand (42,000) square feet.
3. Maximum individual building square footage on a single lot: Thirty thousand (30,000) square feet.
4. Required street access: Major collector or higher

**Monaco, Tom**

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**From:** Jim Horton [jimsuehorton5@gmail.com]  
**Sent:** Monday, March 10, 2014 10:05 AM  
**To:** Planning Email Group  
**Subject:** Rezoning of 15 Acres on Massard Road

Our home of 19 years is located in Wellington Place, which is adjacent to the land under consideration for rezoning at the March 11th Planning Commission Meeting.

We will be out of the city and unable to attend the meeting but would like to express our OPPOSITION to the rezoning of the 15 acres which can be viewed from our front lawn. We are opposed to the rezoning because of the depth of the land that could be developed behind properties in Wellington Place and because of the apparent limitless uses that would be allowed if the rezoning is approved.

Wellington Place and Wellington Park face the real possibility of a devaluation in property values as well as a nuisance should development take place deep into the property.

We are confident the Planning Commission will see the obvious problems associated with the rezoning request and deny the rezoning of the 15 acres as proposed by the developer.

Thank you.

Jim and Susan Horton  
4013 Gascony Way